

CITY COUNCIL MEETING

Tuesday, March 25, 2014

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, March 25, 2014 at 5:30 P.M. at the Grimes City Hall. Mayor Armstrong led the Pledge of Allegiance. Roll Call: Present: Blackford, Patterson, Altringer, Bickford, Evans

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

Moved by Evans, Seconded by Blackford; the agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Approval of the Consent Agenda

A. Minutes from meeting on March 11, 2014 B. Renewal of Alcohol License for AmericInn Special Class C Liquor License (*licenses are renewed yearly by City and State*) C. Accept Settlement Agreement for Tobacco Violation from Kum & Go (*accepting payment of tobacco violation*) D. Set Public Hearing on a Resolution Vacating Public Utility Easement in Lot 28 of Bridge Creek Plat 1 for April 8, 2014 (*legal notice must be published regarding hearing to vacate public utility easement*) E. Continue Agreement between City of Grimes and City State Bank as Financial Institution (*yearly agreement for banking services*) F. Request for Sewer Write Off in the amount of \$588.67 for 200 NW Sunset Lane G. Mississippi Lime – bulk lime \$3,625 (*operation chemicals*) Claims Report dated March 25, 2014 - \$300,533.45

Moved by Evans, Seconded by Blackford; the Consent Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

MWA Quarterly Report – Ron Long

Former Council Member Ron Long who is appointed to the Metro Waste Authority Board on behalf of the City of Grimes was present to provide an update to the Council. Long advised the Executive Director Tom Haddon was leaving to take the City Administrator position for the City of West Des Moines. He advised that a replacement would be named in May. Long reminded the Council that Metro Waste would be building a 10 million dollar transfer station in Grimes. He stated that Grimes last month was No. 1 in participation for recycling. Mayor Armstrong thanked Long for his service to Grimes.

PEOPLESERVICE REPORT

Steve Robinette of PeopleService and Grimes Water and Wastewater was present. He advised that would be placing about 4 to 5,000 new reeds in the reed bed. He added that these help in filtering out heavy metals and help dry out sludge. Robinette stated that they had just had the second water main break of the season. He added that they are preparing the sanitary sewer lines for the annual cleaning. Robinette stated that one third of the city is cleaned each year. Additionally Robinette said they are going to televise the Capitol City area. Robinette advised that they had started the new Jordan Well this morning. He advised that testing samples had been taken and they would have results in two to three weeks and at that time the water will start going through the plant.

PATROL REPORT

Deputy Ballinger from the Polk County Sheriff's department was present to request a location at City facilities to have a drop off container for residents to bring old or unused prescription medications. He advised that prescription medications can get into the water supply and cause other environmental issues. He advised that they wished to use a mailbox receptacle that could have a decal on it stating that is was for prescription drug drop-off and that City Hall seemed like a good location to have one along with the fact that it would be secure. City Staff will work with Polk County in finding a location along with the look of the receptacle and get back to Council.

PUBLIC AGENDA ITEMS

A. Public Hearing Approval of Plans and Specifications and Award of Contract for the ASR Well No. 1 Well Pump and Control Building Improvements (*installation of a new ASR well pump, Demolition of exiting water treatment plant equipment, installation of chemical feed systems, Installation of piping and valves, HVAC and plumbing replacement, building renovations, structural modifications and installation of associated electrical equipment*)

Mayor Armstrong opened the Public Hearing at 5:47 pm. There being no written or oral comments the hearing was closed at 5:47 pm. City Engineer Gade advised that four bids were received on the project and bids ranged from \$1,586,000 to \$1,695,700. The engineer's opinion on the project was \$1,660,000. Gade advised that the bids had been reviewed and they recommend award to C.L. Carroll Co., Inc., Des Moines, Iowa in the amount of \$1,586,000. Gade added that this company had built the City's water treatment plant.

Moved by Patterson, Seconded by Blackford; the contract for the ASR Well No. 1 Well Pump and Control building Improvements to C.L. Carroll Co. Inc., in the amount of \$1,586,000 shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Hearing on Tobacco Citation for Krueger Enterprises, 1905 SE 37th Street (*citation has not been paid so a hearing is necessary*)

Mayor Armstrong opened the Public Hearing at 5:50 pm. City Attorney Henderson reviewed the violation with the Council along with the notices that were sent. City Attorney Henderson advised that the Mayor sign the violation stating this is the second violation and the fine needs to be paid on or before April 25, 2014 or be served a 30 day suspension of the permit holder's cigarette permit beginning April 28, 2014.

Moved by Bickford, Seconded Altringer; the tobacco citation for Krueger Enterprises, 1905 SE 37th Street and allow them the 30 days to remit the fine or face suspension of the permit holder's cigarette permit beginning April 28, 2014 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Set a Bid Date of April 17, 2014 and Public Hearing and Approval of Plans Specifications and Award of Contract for April 22, 2014 for the City Hall Interior Improvements

Moved by Patterson, Seconded by Blackford; a bid date of April 17, 2014 and a Public Hearing and Approval of Plans Specifications and Award of Contract for April 22, 2014 for the City Hall Interior Improvements shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Ordinance #626 Second Reading on a request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial.

Moved by Patterson, Seconded by Altringer; the Second Reading for Ordinance #626; a request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Patterson, Seconded by Blackford; the Third reading of Ordinance #626; a request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Patterson, Seconded by Blackford; Ordinance #626 a request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial shall now pass.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

Brian Buehe of Grimes Chamber and Economic Development was present to address the Council. He advised that he just received a report from the 2014 Labor Shed Study that was done in conjunction with other communities. He encouraged the Council to review it and stated that it would be a great economic development piece not only for existing businesses but business looking at locating here in Grimes.

COUNCIL ACTIONS

A. 28E Intergovernmental Agreement Between The City of Grimes and the City of Urbandale for the 2014 HMA Project

Mayor Armstrong advised that this agreement is with the City of Urbandale to work jointly on the public improvement involving installation of six inches of asphalt on 142nd Street

Moved by Evans, Seconded by Patterson; the 28E Intergovernmental Agreement between the City of Grimes and the City of Urbandale for the 2014 HMA Project shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Agreement for Cooperative Public Service Between Polk County, Iowa and The City of Grimes, Iowa

Mayor Armstrong advised that this agreement stated that the City agrees to provide backup role when need arises to Polk County for building inspections.

Moved by Altringer, Seconded by Blackford; the agreement for cooperative Public Service between Polk County, Iowa and the City of Grimes, Iowa shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Approve Developers Agreement with Hunter Farms (part of SE 19th Street Project)

Mayor Armstrong advised that this was part of the SE 19th Street Project. He advised these documents included the petition, waiver and contract, Resolution 03-1814 authorizing settlement agreement and accepting petition and waiver and the settlement agreement between the City of Grimes and Hunter Farms.

Moved by Blackford, Seconded by Altringer; that the Developers Agreement with Hunter Farms documents shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Set Special Assessment Preliminary Hearing Date for SE 19th Street for April 22, 2014

Moved by Evans, Seconded by Blackford; a special assessment preliminary hearing date for the SE 19th Street project for April 22, 2014 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

E. Set Bid Date of April 15, 2014 and Set Public Hearing to Adopt Plans and Specification and Award of contract for SE 19th Street for April 22, 2014.

Moved by Patterson, Seconded by Bickford; a bid date of April 15, 2014 and Public Hearing to adopt plans and specifications and award of contract for the SE 19th Street for April 22, 2014 shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

F. Resolution 03-1514 Preliminary Resolution Pursuant to Section 384.42 of the Iowa code covering SE 19th Street Paving Project

Moved by Evans, Seconded by Blackford; Resolution 03-1514 Preliminary Resolution Pursuant to Section 384.42 of the Iowa code covering SE 19th Street Paving Project shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

G. Resolution 03-1614 Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule

Moved by Evans, Seconded by Blackford; Resolution 03-1614 Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

H. Resolution 03-1714 Resolution of Necessity for the SE 19th Street Paving Project

Moved by Evans, Seconded by Blackford; Resolution 03-1714 Resolution of Necessity for the SE 19th Street Paving Project shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

I. Request from R&R Realty Group to Receive TIF Rebates in Lieu of Property Tax Abatements for Development on SE 37th and SE James Street and to Request the Bonding Attorney to Start the Legal Proceedings when needed.

Moved by Bickford, Seconded by Altringer; the request from R&R Realty Group to receive TIF rebates in lieu of property tax abatements for development on SE 37th Street and SE James Street and to request the bonding attorney to start action when it is appropriate to do so is not approved.

J. Brookridge West Development Agreement

City Engineer Gade advised that this was very similar to the other development agreements that have been done.

Moved by Patterson, Seconded by Blackford; the Brookridge West Development Agreement shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong appointed Brandon Neilson and Cris Anderson to fill the unexpired terms until January 2015 on the Park and Recreation Board.

Moved by Evans, Seconded by Blackford; that Brandon Neilson and Cris Anderson shall fill the unexpired terms until January 2015 on the Park and Recreation Board.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

2. City Attorney's Report

Attorney Henderson had no report.

3. City Engineer's Report

City Engineer Gade had no report.

4. City Staff Report

5. Old Business

a. Discussion on sale of public alleys

City Administrator Brown advised that she had been reviewing land values for the alley where adjacent property owners were interested in vacating and purchasing the alley. Brown stated that prior to the City vacating and selling the alley all easements would need to be in place. Brown will come up with a fair market value prices to take to the property owners.

6. New Business

7. Recess Open Session

Mayor Armstrong recessed open session at 6:24 pm

8. Reconvene Open Session

Mayor Armstrong reconvened open session at 6:37 pm.

9. Resolution 03-1914 providing for Closed Session Ref 21.5 1 c Potential matters in litigation

Moved by Blackford, Seconded by Altringer; Resolution 03-1914 providing for closed session ref 21.5 1 c shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

10. Rise from Closed Session

Moved by Altringer, Seconded by Bickford; to rise from closed session at 6:50 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

11. Reconvene Open Session

Moved by Patterson, Seconded by Altringer; to reconvene open session at 6:50 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

12. Open Session – cont.

13. New Business – cont.

ADJOURNMENT

Moved by Altringer, Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:51 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor